

Notes & Legend

| | |
|----------|---|
| Denotes | |
| —□— | Survey Monument Planted |
| —■— | Survey Monument Found |
| IB | Iron Bar |
| (WIT) | Witness |
| Meas. | Measured |
| (AOG) | Annis, O'Sullivan, Vollebakk Ltd. |
| Acc. | Accepted |
| (P1) | Registered Plan 628300 |
| (P2) | (857) Plan dated January 9, 1990 |
| (P3) | (857) Field Notes dated January 8, 1990 |
| (P4) | (1287) Plan dated December 16, 1999 |
| (P5) | (647) Plan dated December 3, 1973 (Lot 289) |
| (P6) | (647) Plan dated December 3, 1973 (Lot 290) |
| (P7) | (647) Plan dated October 11, 1973 |
| —FH— | Fire Hydrant |
| —GM— | Gas Meter |
| —HM— | Hydro Meter |
| —HH— | Handhole |
| CLF | Chain Link Fence |
| BF | Board Fence |
| C/L | Centreline |
| —AC— | Air Conditioner |
| + 65.00 | Location of Elevations |
| + 65.00* | Top of Concrete Curb Elevation |

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

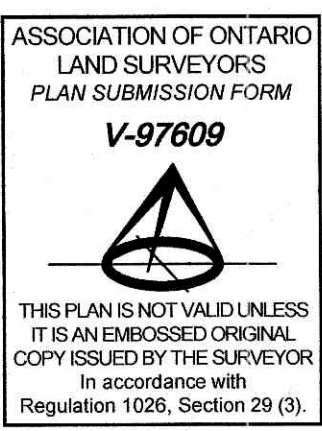
For bearing comparisons, a rotation of 0°38'40" counter-clockwise was applied to bearings on plans (P1) and (P6).

For bearing comparisons, a rotation of 0°35'30" counter-clockwise was applied to bearings on plan (P2).

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum derived from Geological Survey of Canada Monument No. 0011948U577G having an elevation of 78.492.
 - It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.
- UTILITY NOTES
- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 - Only visible surface utilities were located.
 - A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.



Committee of Adjustment
Received | Reçu le
2025-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 290
REGISTERED PLAN 628300
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 100

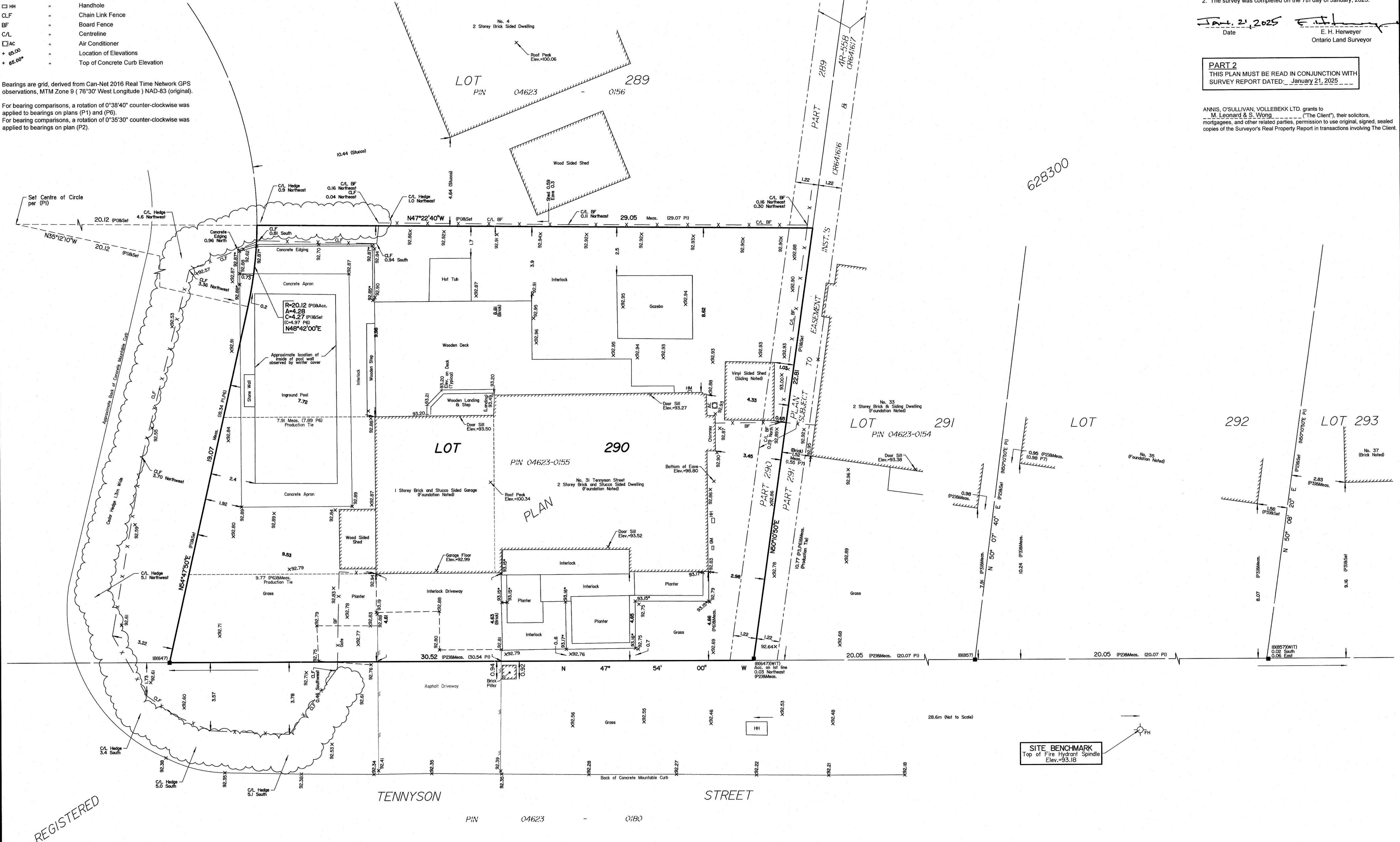
Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 7th day of January, 2025.

Date 21 Jan 2025
E. H. Herveyer
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: January 21, 2025

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to M. Leonard & S. Wong, ("The Client"), their solicitors, mortgages, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

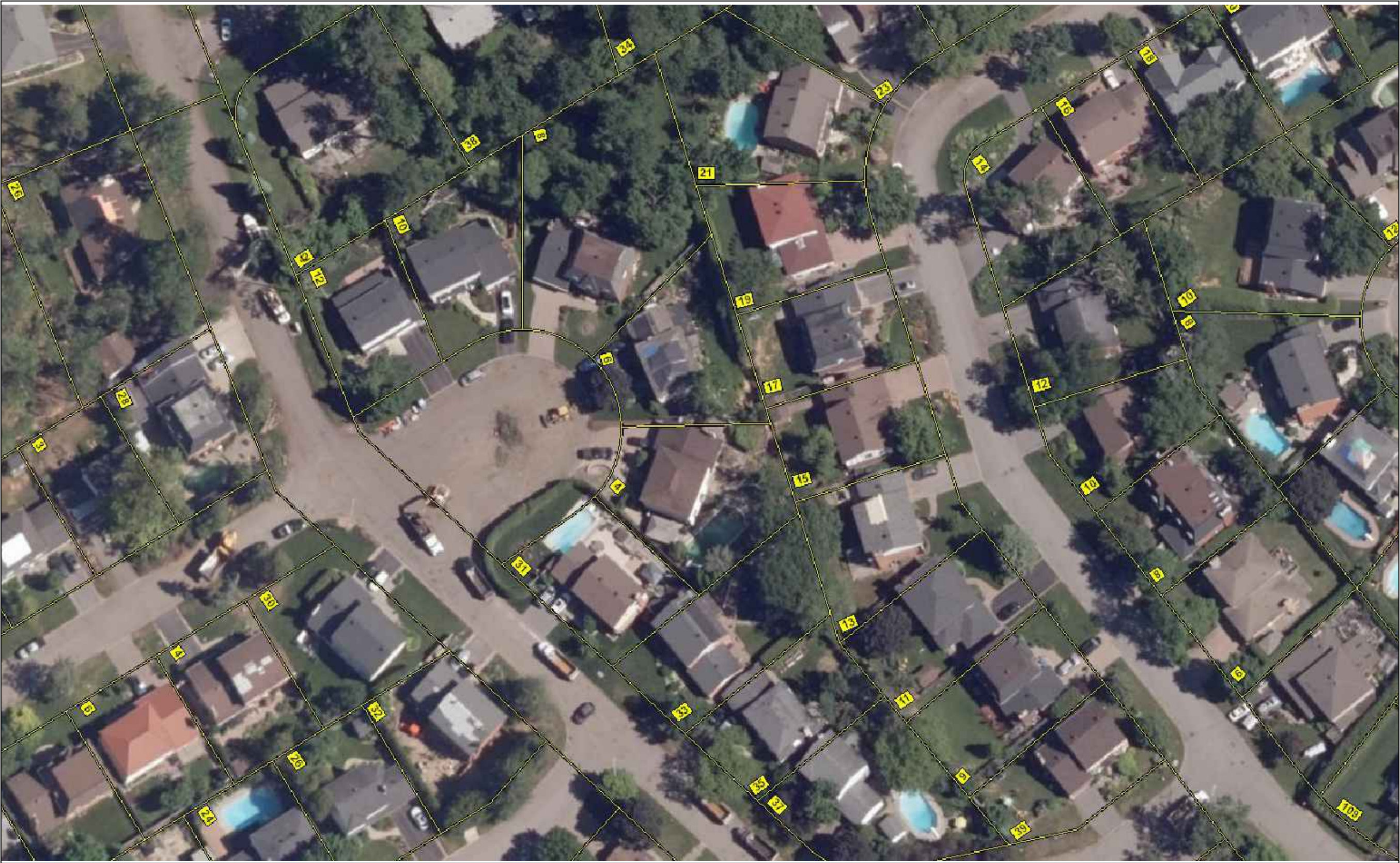




31 TENNYSON ST.

2024-11-29

SCHEMATIC 1: 2024-11-29
SCHEMATIC 2: 2024-12-05
SCHEMATIC 3: 2025-01-29
DESIGN DEV. 1: 2025-03-06
DESIGN DEV. 2: 2025-03-07
DESIGN DEV. 3: 2025-03-11
COFA DRAFT: 2025-02-17
COFA APP.: 2025-04-11



AERIAL VIEW

SCALE: N.T.S.

PAUL A. COOPER
ARCHITECT
76 CHAMBERLAIN AVE.
OTTAWA, ONTARIO
K1S 1V9
(819) 685 9512 Tel.

PROJECT TITLE

31
TENNYSON
STREET

| | | |
|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

PROPOSED
ELEVATIONS

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

DEV1



AERIAL VIEW - BLOW-UP

SCALE: N.T.S.

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DRAWING TITLE:

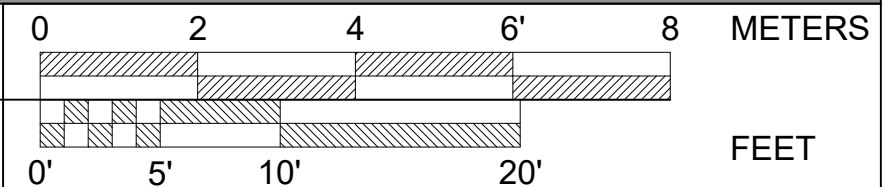
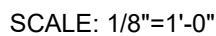
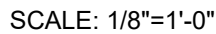
PROPOSED
ELEVATIONS

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

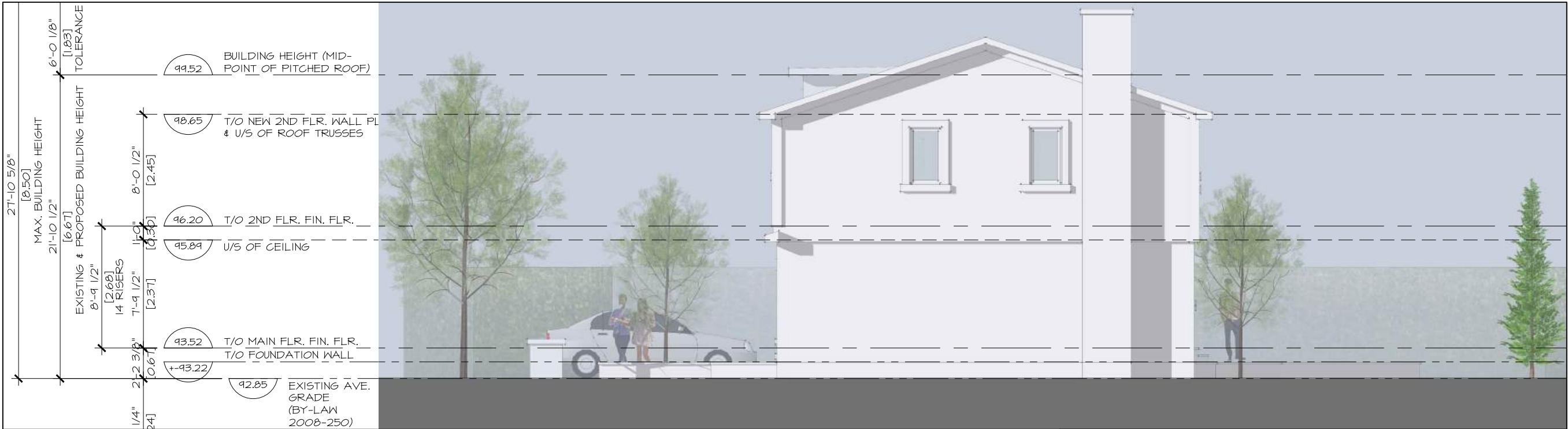
DEV2





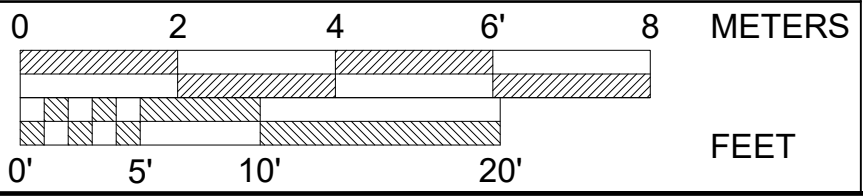
REAR ELEV. (NORTH) - PROPOSED

SCALE: 1/8"=1'-0"



SIDE ELEV. (EAST) - PROPOSED

SCALE: 1/8"=1'-0"



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| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:
EXISTING VS.
PROPOSED
ELEVATIONS

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:
A2



PERSPECTIVE 1 - PROPOSED

SCALE: N.T.S.

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| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

A3



PERSPECTIVE 2 - PROPOSED

SCALE: N.T.S.

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PROJECT TITLE
31
TENNYSON
STREET

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|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:
PROPOSED
PERSPECTIVE

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:
A4



PERSPECTIVE 2 - PROPOSED

SCALE: N.T.S.

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PROJECT TITLE
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| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:
PROPOSED
PERSPECTIVE

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:
A5



PERSPECTIVE 2 - PROPOSED

SCALE: N.T.S.

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PROJECT TITLE

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| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

PROPOSED
PERSPECTIVE

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

A6



PERSPECTIVE 2 - PROPOSED

SCALE: N.T.S.

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PROJECT TITLE
31
TENNYSON
STREET

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|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:
PROPOSED
PERSPECTIVE

PROJECT No. :

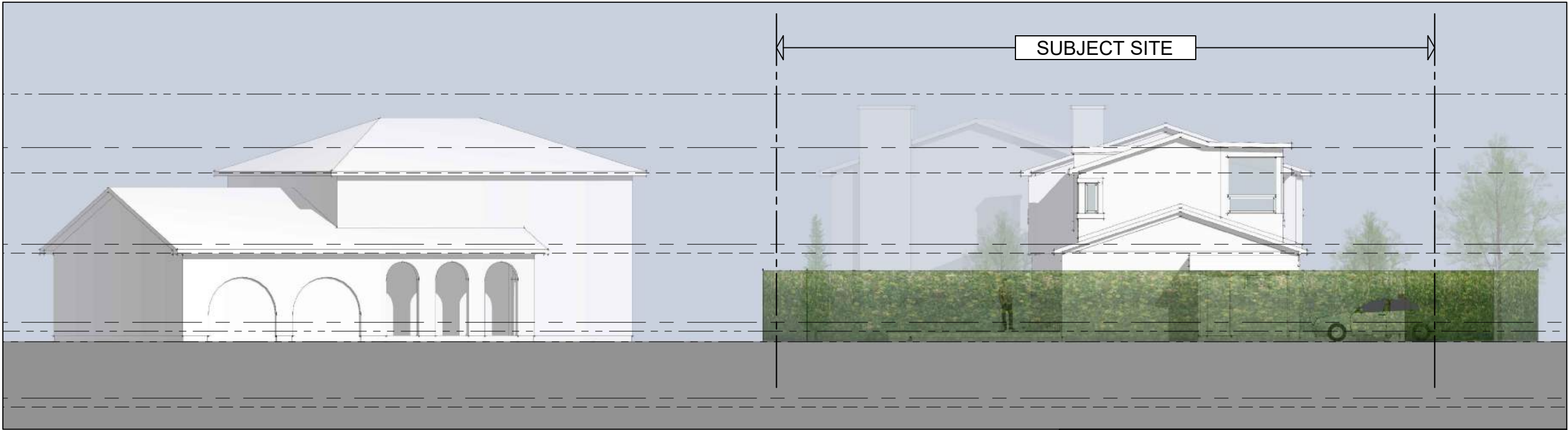
| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:
A7



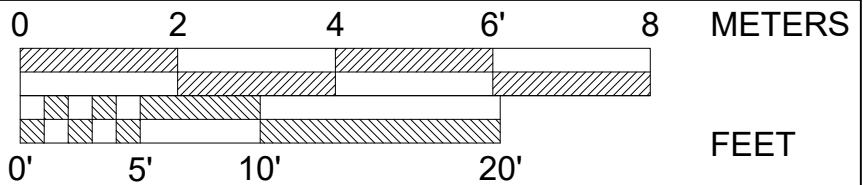
TENNYSON STREESCAPE - PROPOSED

SCALE: 1:150



CORDELL COURT STREESCAPE - PROPOSED

SCALE: 1:150



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| PROJECT TITLE | | |
| 31 TENNYSON STREET | | |
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

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| DRAWING TITLE: | |
| PROPOSED STREETSCAPES | |

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|---------------|
| PROJECT No. : |
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|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

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|---------|
| DWG No: |
| A8 |



TENNYSON STREESCAPE - EXISTING PHOTO

SCALE: 1:150



CORDELL COURT STREESCAPE - EXISTING PHOTO

SCALE: N.T.S.

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STREET

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|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

PROPOSED &
EXISTING
STREETSCAPES

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

A9



TENNYSON FACING STREESCAPE - EXISTING PHOTO

SCALE: N.T.S.



39 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.



42 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.

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PROJECT TITLE

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STREET

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| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

EXISTING
STREETSCAPE
PHOTOS

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

A10



28 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.



30 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.



32 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.



34 TENNYSON ST. - EXISTING PHOTO

SCALE: N.T.S.

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STREET

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|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:
NON-CONFORM'G
LOTS ON
TENNYSON ST.

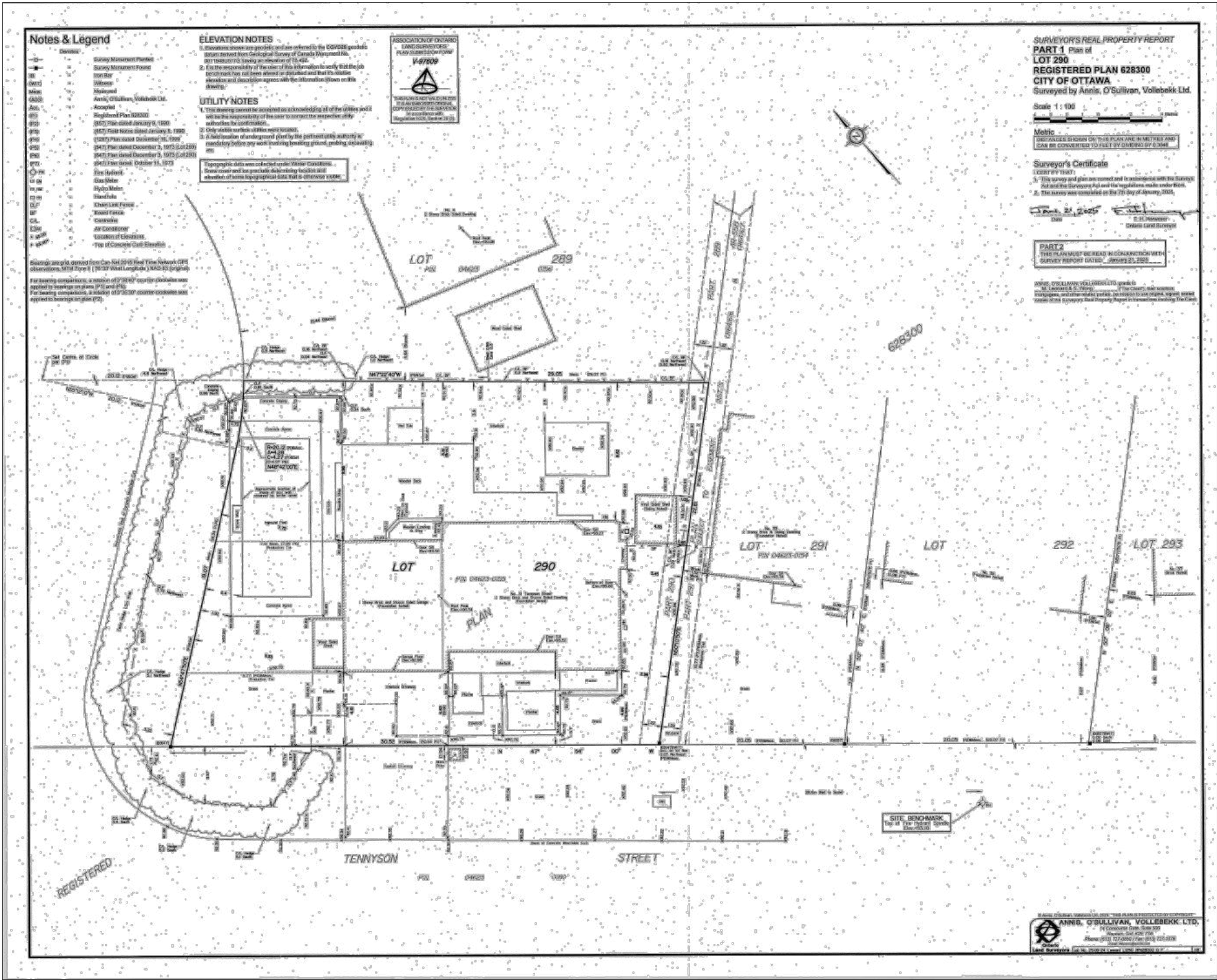
PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:
A11

PLAN OF SURVEY

SCALE: N.T.S.



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PROJECT TITLE

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TENNYSO
STREET

| | | |
|---|--------------------|---------------|
| 1 | COFA APPLICAT'N | 2025 04-11 |
| # | REV. | 2020 XX-XX |

DRAWING TITLE:

PLAN OF
SURVEY

PROJECT No. :

| | |
|---------|----------|
| DATE: | 24-11-21 |
| SCALE: | NOTED |
| DWG BY: | P.A.C. |

DWG No:

A12